



COSTA ENGINEERING CORPORATION

Professional Engineers • Surveyors • Planners
325 So. River Street, Suite 302, Hackensack, NJ 07601

Tel (201) 487-0015
Fax (201) 487-5122

State of NJ Certificate of Authorization No. 276726

Please Reply To:
325 So. River Street
Hackensack, NJ 07601

September 21, 2020

VIA EMAIL ONLY

Members of the Leonia Planning Board
Borough of Leonia
312 Broad Avenue
Leonia, NJ 07605

**RE: Minor Site Plan – Kulite Semiconductors Products, INC.
Block 802, Lot 21
400 Willow Tree Road
Borough of Leonia
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the plans prepared for the Minor Site Plan at the Kulite Semiconductor Product INC. building located at 400 Willow Tree Road prepared by Stires Associates, P.A., 43 West High Street, Somerville New Jersey 08876. This site plan consists of installing a new 1000 kW emergency generator in the front yard of the site as well as lighting improvements for the parking lot.

MATERIALS REVIEWED:

We have reviewed the following site plans regarding the above referenced application:

1. Plans prepared by Stires Associates, P.A., 43 West High Street, Somerville New Jersey 08876.
 - ***“Cover Sheet – Kulite Semiconductor Products, INC. – 400 Willow Tree Road, Block 802, Lot 21, Borough of Leonia, Bergen County, New Jersey”*** sheet 1 of 4, dated February 6, 2020. Revised July 7, 2020.
 - ***“Boundary & Topographic Survey – Kulite Semiconductor Products, INC. – 400 Willow Tree Road, Block 802, Lot 21, Borough of Leonia, Bergen County, New Jersey”*** sheet 2 of 4, dated February 6, 2020.
 - ***“Generator Plan – Kulite Semiconductor Products, INC. – 400 Willow Tree Road, Block 802, Lot 21, Borough of Leonia, Bergen County, New Jersey”*** sheet 3 of 4, dated February 6, 2020.
 - ***“Lighting Plan – Kulite Semiconductor Products, INC. – 400 Willow Tree Road, Block 802, Lot 21, Borough of Leonia, Bergen County, New Jersey”*** sheet 4 of 4, dated February 6, 2020. Revised July 7, 2020.

September 21, 2020

Members of the Leonia Planning Board
Borough of Leonia
312 Broad Avenue
Leonia, NJ 07605

RE: Minor Site Plan – Kulite Semiconductors Products, INC.
Block 802, Lot 21
400 Willow Tree Road
Borough of Leonia
Bergen County, New Jersey

ZONING REQUIREMENTS			
ZONE LI - INDUSTRIAL			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	40,000 SF	152,961 SF	152,961 SF
Minimum Lot Width	150 Ft.	441 Ft.	441 Ft.
Minimum Lot Depth	150 Ft.	389 Ft.	389 Ft.
Minimum Front Yard Setback	35 Ft.	34.74 Ft.*	34.74 Ft.*
Minimum Rear Yard Setback	50 Ft.	117.48 Ft.	117.48 Ft.
Minimum Side Yard Setback	25 Ft.	60 Ft.	60 Ft.
Minimum Front Yard Setback (Emergency Generator)	35 Ft.	N/A	53.99 Ft.
Minimum Rear Yard Setback (Emergency Generator)	5 Ft.	N/A	352.8 Ft.
Minimum Side Yard Setback (Emergency Generator)	5 Ft.	N/A	13.44 Ft.
Location of Emergency Generators	Rear/Side	N/A	Front (V)
Parking Spaces	188	202	198

N/A = Not Applicable
(V) = Variance Required
* - Existing Condition

CONCERNS

- 1) Sewer: N/A
- 2) Storm Sewer: N/A
- 3) Lighting: A lightning plan has provided. The applicant should testify as the adequacy of the new lighting.
 - a. Certain areas along the frontage/side have a light spillage greater than the permitted 1 footcandle over the property line. This should be addressed by the applicant.
- 4) Landscaping: No landscaping plan has been provided. The applicant should testify as to the condition of the existing landscaping along the frontage and side.

September 21, 2020

Members of the Leonia Planning Board
Borough of Leonia
312 Broad Avenue
Leonia, NJ 07605

**RE: Minor Site Plan – Kulite Semiconductors Products, INC.
Block 802, Lot 21
400 Willow Tree Road
Borough of Leonia
Bergen County, New Jersey**

CONCERNS

- 5) Water Service: N/A
- 6) Other Utilities: N/A
- 7) Traffic: Four parking spaces will be eliminated to make room for the generator. The applicant should testify that this will not impact parking in the front.
- 8) Grading: N/A
- 9) Miscellaneous: The applicant must provide information on the following:
 - a. The depressed curb along the entrance driveway should be replaced as it is in poor condition.
 - b. As per Borough ordinance section 247-43 (b) regarding newly paved roads, any excavation to be done on a road paved within three years must go through the Superintendent of the DPW. Willow Tree Road was paved during the summer of 2018. (see attached)
 - c. Any damage to the road shall be repaired.
 - d. Bollards should be placed around the generator as it is located right near the entrance to the parking lot and parking spaces.
 - e. Existing mounted security cameras/lights are located where a proposed 25 foot light pole is. The applicant should testify as to if these cameras will be moved or raised with the installation of the new light pole and generator.
 - f. Details for the concrete pad should be shown on plans.
 - g. The applicant has not provided any details regarding the noise output from the generator. The applicant should testify as to the amount of noise the generators will make and if it complies with ordinance section 290-43 (f)(6) which sites the New Jersey Noise Control Act, NJSA 13:1G-1. (see attached)

September 21, 2020

Members of the Leonia Planning Board
Borough of Leonia
312 Broad Avenue
Leonia, NJ 07605

**RE: Minor Site Plan – Kulite Semiconductors Products, INC.
Block 802, Lot 21
400 Willow Tree Road
Borough of Leonia
Bergen County, New Jersey**

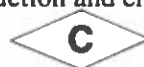
APPROVALS REQUIRED

Furthermore, the applicant would be required to obtain additional approvals or waivers from the following:

- **Borough Police Department (REQUIRED)**
- **Borough Fire Department (REQUIRED)**
- **Borough Ambulance (REQUIRED)**
- **Borough Shade Tree (REQUIRED)**
- **Bergen County Soil Conservation (NOT REQUIRED)**
- **Bergen County Planning Board (NOT REQUIRED)**
- **NJDEP Waterfront Development (NOT REQUIRED)**
- **NJDEP Stream encroachment permit (NOT REQUIRED)**
- **NJDEP Freshwater Wetlands (NOT REQUIRED)**
- **NJDEP Treatment Works Approval (NOT REQUIRED)**
- **NJDEP FHA Permit (NOT REQUIRED)**
- **NJDEP Water Permit (NOT REQUIRED)**
- **Soil Moving Permit (REQUIRED)**

GENERAL COMMENTS AND REQUIREMENTS

1. Escrow fees must be posted to cover engineering review and inspection, legal expenses and DPW review and inspection.
2. Zoning requirements should be reviewed by the Zoning Official.
3. Specifications for curb, driveway and sidewalk construction must be followed per Resolution.
4. As-built drawings for the on and off-site sanitary sewers, storm drains, roadways must be furnished to the Building Department, Department of Public Works and Borough Engineer, prior to the release of any certificate of occupancy.
5. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
6. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be required or replaced
7. The applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.



COSTA ENGINEERING CORPORATION

September 21, 2020

Members of the Leonia Planning Board
Borough of Leonia
312 Broad Avenue
Leonia, NJ 07605

**RE: Minor Site Plan – Kulite Semiconductors Products, INC.
Block 802, Lot 21
400 Willow Tree Road
Borough of Leonia
Bergen County, New Jersey**

GENERAL COMMENTS AND REQUIREMENTS

8. Two full sets of plans showing all site work including lighting and landscaping signed by the chairman and secretary of the land use board must be submitted to this office, construction code official, borough clerk, DPW director prior to the start of any work.
9. A pre-construction meeting must be held with representatives of this office, building department, and director of the DPW prior to the commencement of work on this site.
10. The applicant must provide a minimum of forty-eight (48) hours notice of any inspections.

Based upon our review of the above referenced documents, the application is deemed **complete** and can be scheduled for the next available hearing.

We reserve the right to perform additional reviews and provide comments on this application pursuant to the testimony presented at the public hearing and/or the submittal of revised plans.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.
Leonia Planning Board Engineer

cc: Alyson Lazarus, Borough of Leonia
Mark Moeller, Construction Code Official
Dan Melfi, Zoning Official
Dan Steinhagen Esq.- Planning Board Attorney (Via email only)
Francis X. Regan, Decotiis Law